

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/43 Cole Street Laverton VIC 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Laverton

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/22 Williams Road Laverton VIC 3028	\$450,000	21-Jun-21
3/27-29 Grace Street Laverton VIC 3028	\$420,000	18-May-21
2/10 Epsom Street Laverton VIC 3028	\$465,000	08-Apr-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 September 2021



3/22 Williams Road Laverton VIC 3028

Sold Price

\$450,000

Sold Date

21-Jun-21

2

1

1

Distance

0.86km



3/27-29 Grace Street Laverton VIC 3028

Sold Price

\$420,000

Sold Date

18-May-21

2

1

1

Distance

1.36km



2/10 Epsom Street Laverton VIC 3028

Sold Price

\$465,000

Sold Date

08-Apr-21

2

1

1

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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